



CITY OF DURHAM | NORTH CAROLINA

Date: July 18, 2011

To: Thomas J. Bonfield, City Manager
Through: Theodore L. Voorhees, Deputy City Manager
From: Ed Venable, Manager of Engineering and Stormwater Services
Robert N. Joyner, Assistant Engineering and Stormwater Services Manager
Subject: Agenda Item – Utility Extension Agreement with Pulte Home Corporation to serve Leesville Road Active Adult Community (Del Webb)

Executive Summary

Pulte Home Corporation proposes to extend City water and/or sewer to serve Leesville Road Active Adult Community, a 1275 unit adult community located east of the Doc Nichols Road and Leesville Road intersection on the south side of Leesville Road (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a utility extension agreement with Pulte Home Corporation; and to modify the contract prior to execution provided that such modifications do not increase the dollar amount of the contract and do not significantly decrease the obligations of the contractor.

Background

Water service shall be provided by extending the existing waterline in Highway 70 south up to T.W. Alexander Drive and into the project through a new collector road or through Andrews Chapel Road. The existing waterline in Leesville Road will also be extended from Doc Nichols Road to the project. Sewer service shall be provided by constructing sewer lines, a force main, and a pump station or extending a sewer outfall to existing City of Raleigh sewer in T.W. Alexander Drive.

Issues/Analysis

Pulte Homes Corporation proposes to extend City water and/or sewer to serve Leesville Road Active Adult Community, a 1275 unit adult community. The subdivision is located east of the Doc Nichols Road and Leesville Road intersection on the south side of Leesville Road (see attached vicinity map).

The parcel is located outside the City limits and inside the Urban Growth Area. The Durham Comprehensive Plan designates the property's future use as Rural Residential. The proposed use, Residential Subdivision, is allowed with an approved Development Plan. A rezoning application has been submitted by the Developer (zoning case Z1000016). The Developer has also submitted a voluntary petition for annexation.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water and sewer lines construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.